

AVERY POINTE

(A.K.A. McBRIDE)

NE & NW 1/4, NW 1/4, SEC. 22, TWP. 24N., RGE. 6E., W.M.
CITY OF ISSAQUAH, KING COUNTY, WASHINGTON

VOL/Pg

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS, THE WE, THE UNDERSIGNED, AS OWNERS IN FEE SIMPLE OF THE LAND HEREBY PLATTED, HEREBY DECLARE THIS PLAT AND DEDICATE FOR PUBLIC USE TO THE CITY OF ISSAQUAH ALL OF THOSE ROADS, ALLEYS, EASEMENTS, AND RIGHTS OF WAY WHICH ARE SHOWN HEREON ALSO THE RIGHT TO MAKE NECESSARY SLOPES FOR CUTS AND FILLS UPON THE LOTS AND BLOCKS SHOWN ON THE FACE OF THIS PLAT IN THE ORIGINAL REASONABLE GRADING OF THE PUBLIC STREETS AND AVENUES SHOWN HEREON; AND DEDICATE TO THE CITY OF ISSAQUAH FREE AND CLEAR OF ALL ENCUMBRANCES, EXCEPT AS SHOWN HEREON; AND DEDICATE ALL PUBLICLY DESIGNATED EASEMENTS FOR PUBLIC UTILITIES IN FAVOR OF THE CITY OF ISSAQUAH AND GRANT TO THE CITY OF ISSAQUAH AUTHORITY TO ASSIGN LAST SAID PUBLICLY DESIGNATED EASEMENTS TO OTHER PUBLIC UTILITIES AT ITS DISCRETION.

FURTHER, WE WAIVE FOR OURSELVES, OUR HEIRS AND ASSIGNS AND ANY PERSON OR ENTITY DERIVING TITLE FROM THE UNDERSIGNED, ANY AND ALL CLAIMS FOR DAMAGES AGAINST THE CITY OF ISSAQUAH AND ITS SUCCESSORS AND ASSIGNS WHICH MAY BE OCCASIONED TO THE ADJACENT LANDS OF THIS SUBDIVISION BY THE ESTABLISHMENT, CONSTRUCTION, OR MAINTENANCE OF ROADS AND/OR DRAINAGE SYSTEMS WITHIN THIS SUBDIVISION.

IN WITNESS WHEREOF WE SET OUR HANDS AND SEALS:

XXX,
XXXXXXXXXXXX

ACKNOWLEDGMENTS

STATE OF WASHINGTON)
COUNTY OF KING) SS.

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT _____ IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT SHE SIGNED THIS INSTRUMENT, ON OATH STATED THAT SHE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE _____ OF _____ TO BE THE FREE AND VOLUNTARY ACT OF SUCH ENTITY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED _____

(SIGNATURE OF NOTARY)

(LEGIBLY PRINT OR STAMP NAME OF NOTARY)
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON,
RESIDING AT _____
MY APPOINTMENT EXPIRES _____

LEGAL DESCRIPTION

LOTS B AND D, CITY OF ISSAQUAH BOUNDARY LINE ADJUSTMENT NO. PLN12-00052, RECORDED UNDER RECORDING NUMBER 201302025900016, RECORDS OF KING COUNTY, WASHINGTON.

MATTERS OF RECORD

- SUBJECT TO THE COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS AS SHOWN ON CITY OF ISSAQUAH BOUNDARY LINE ADJUSTMENT NO PLN12-00052, RECORDED UNDER RECORDING NUMBER 20130205900016.
- SUBJECT TO THE COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS AS SHOWN ON KING COUNTY SHORT PLAT 378008, RECORDED UNDER RECORDING NUMBER 8104220726.
- SUBJECT TO AN EASEMENT FOR TELEGRAPH LINES AND POLES AS RECORDED UNDER RECORDING NUMBER 717667.
- SUBJECT TO AN EASEMENT FOR A DRAINFIELD AS RECORDED UNDER RECORDING NUMBER 79080380890.
- SUBJECT TO AN EASEMENT FOR WATER LINE AS RECORDED UNDER RECORDING NUMBER 7908030892.
- SUBJECT TO AN EASEMENT FOR DRAINAGE AS RECORDED UNDER RECORDING NUMBER 7912170492.
- SUBJECT TO AN EASEMENT FOR DRAINFIELD AS RECORDED UNDER RECORDING NUMBER 8102130836.
- SUBJECT TO AN EASEMENT FOR A WELL AS RECORDED UNDER RECORDING NUMBER 8211120483.
- SUBJECT TO AN EASEMENT FOR INGRESS, EGRESS AND UTILITIES AS RECORDED UNDER RECORDING NUMBER 8404170818.
- SUBJECT TO AN EASEMENT FOR ELECTRICAL SERVICE AS RECORDED UNDER RECORDING NUMBER 8507080812.
- SUBJECT TO AN EASEMENT FOR UTILITY SYSTEMS TO PUGET SOUND ENERGY 20140910000349.
- SUBJECT TO RESTRICTIONS CONCERNING A WELL, AS RECORDED UNDER RECORDING NUMBER 7908030891.
- SUBJECT TO RESTRICTIONS CONCERNING A WELL, AS RECORDED UNDER RECORDING NUMBERS 8102130835 AND 8102130837.
- SUBJECT TO RESTRICTIONS CONCERNING A WELL, AS RECORDED UNDER RECORDING NUMBERS 20040220000759, AND 20040220000760.
- SUBJECT TO AN AGREEMENT FOR WATER TREATMENT AS RECORDED UNDER RECORDING NUMBER 8301070886.
- SUBJECT TO AN AGREEMENT FOR REIMBURSEMENT OF CONSTRUCTION COSTS FOR WATER AND SEWER EXTENSIONS AS RECORDED UNDER RECORDING NUMBER 20130207001193.
- SUBJECT TO THE MATTERS SET FORTH IN DOCUMENT RECORDED UNDER RECORDING NUMBER 20120905001317, CONCERNING NOTICE OF CASH CREDIT FOR FUTURE PAYMENT OF WATER AND SEWER CHARGES.
- SUBJECT TO A NOTICE OF OBLIGATION TO CONSTRUCT DEVELOPER EXTENSION AGREEMENT AS RECORDED UNDER RECORDING NUMBER 20130917002090.
- SUBJECT TO THE TERMS AND CONDITIONS OF NOTICE OF CHARGES BY WATER AND SEWER AND STORM SURFACE WATER UTILITIES, AS RECORDED UNDER RECORDING NUMBERS 9307301617, 9811051363, 20040414002865, 20041201000040, AND 2006126001770.

CITY OF ISSAQUAH APPROVALS

EXAMINED AND APPROVED THIS ____ DAY OF _____, 20____.

LAND USE MANAGER _____

EXAMINED AND APPROVED THIS ____ DAY OF _____, 20____.

PUBLIC WORKS ENGINEERING DIRECTOR, CITY OF ISSAQUAH _____

CITY OF ISSAQUAH FINANCE DEPARTMENT CERTIFICATE

I HEREBY CERTIFY THAT ALL ASSESSMENTS AND DELINQUENT ASSESSMENTS FOR WHICH THE PROPERTY HEREIN DEDICATED FOR PUBLIC USE MAY BE LIABLE AS OF THE DATE OF CERTIFICATION HAVE BEEN DULY PAID, SATISFIED OR DISCHARGED.

THIS ____ DAY OF _____, 20____.

CITY OF ISSAQUAH FINANCE DIRECTOR _____

EXAMINED AND APPROVED THIS ____ DAY OF _____, 20____.

MAYOR, CITY OF ISSAQUAH _____ ATTEST: _____
CLERK OF THE CITY OF ISSAQUAH

KING COUNTY DEPARTMENT OF ASSESSMENTS

EXAMINED AND APPROVED THIS ____ DAY OF _____, 20____.

KING COUNTY ASSESSOR _____ DEPUTY KING COUNTY ASSESSOR _____

PARCEL NUMBERS 2224069123 & 2224069006

KING COUNTY FINANCE DIVISION CERTIFICATE

I HEREBY CERTIFY THAT ALL PROPERTY TAXES ARE PAID, THAT THERE ARE NO DELINQUENT SPECIAL ASSESSMENTS CERTIFIED TO THIS OFFICE FOR COLLECTION AND THAT ALL SPECIAL ASSESSMENTS CERTIFIED TO THIS OFFICE FOR COLLECTION ON ANY OF THE PROPERTY HEREIN CONTAINED, DEDICATED AS STREETS ALLEYS OR FOR OTHER PUBLIC USE, ARE PAID IN FULL.

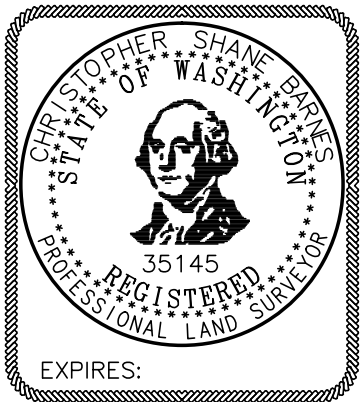
THIS ____ DAY OF _____, 20____.

MANAGER, KING COUNTY FINANCE DIVISION _____ DEPUTY _____

COUNTY RECORDING OFFICIAL’S INFORMATION BLOCK (WAC 332-130-050)

LAND SURVEYOR’S CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT OF AVERY POINTE IS BASED UPON AN ACTUAL SURVEY AND SUBDIVISION OF SECTION 22, TOWNSHIP 24 NORTH, RANGE 6 EAST, W.M., THAT THE COURSES AND DISTANCES ARE SHOWN CORRECTLY THEREON; THAT THE MONUMENTS WILL BE SET AND THE LOT AND BLOCK CORNERS WILL BE STAKED CORRECTLY ON THE GROUND AS CONSTRUCTION IS COMPLETED AND THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF THE PLATTING REGULATIONS.



CHRISTOPHER SHANE BARNES
PROFESSIONAL LAND SURVEYOR
CERTIFICATE NO. 35145
MEAD GILMAN & ASSOCIATES
P.O. BOX 289, WOODINVILLE, WA 98072
PHONE: (425)-486-1252

RECORDING CERTIFICATE

RECORDING NO. _____
FILED FOR RECORD AT THE REQUEST OF THE KING COUNTY COUNCIL THIS ____ DAY OF _____, 20____, AT ____ MINUTES PAST ____M. AND RECORDED IN VOLUME ____ OF PLATS, PAGES ____ THROUGH _____, RECORDS OF KING COUNTY, WASHINGTON.

RECORDING NO. _____

PORTION OF THE NE & NW QUARTERS OF THE NW QUARTER, SECTION 22 TOWNSHIP 24 NORTH, RANGE 6 EAST, WILLAMETTE MERIDIAN, KING COUNTY, WASHINGTON.



Mead Gilman & Assoc.

Professional Land Surveyors

P.O. BOX 289, WOODINVILLE, WA 98072
PHONE: (425) 486-1252 FAX: (425) 486-6108

VOL/Pg

AVERY POINTE

(A.K.A. McBRIDE)

NE & NW 1/4, NW 1/4, SEC. 22, TWP. 24N., RGE. 6E.,
W.M.

CITY OF ISSAQUAH, KING COUNTY, WASHINGTON

NOTES:

- 1. THE RESIDENTIAL DEVELOPMENT ASSOCIATED WITH THIS SUBDIVISION SHALL BE LEVIED WITH IMPACT FEES FOR CITY ROADS, FIRE PROTECTION AND SCHOOLS. THOSE FEES SHALL BE DUE FOR EACH LOT AT THE TIME OF BUILDING PERMIT ISSUANCE.
- 2. MITIGATION FEES FOR POTENTIAL IMPACTS ON PUBLIC SERVICES IN THE AMOUNT OF \$_____ PER NEW LOT FOR GENERAL GOVERNMENT BUILDINGS AND \$_____ PER NEW LOT FOR POLICE SERVICES HAVE BEEN ESTABLISHED AND SHALL BE PAID PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.
- 3. PRIOR TO FINAL BUILDING PERMIT INSPECTION OF EACH SINGLE FAMILY HOME, ONE NATIVE SPECIES TREE SHALL BE PLANTED ON EACH HOUSING LOT.
- 4. MAINTENANCE OF LANDSCAPING IN THE RIGHT-OF-WAY INCLUDING PLANTER ISLANDS SHALL BE THE RESPONSIBILITY OF THE AVERY POINTE HOMEOWNERS ASSOCIATION(HOA). EXCEPT THAT THE HOA COVENANTS AND RESTRICTIONS MAY REQUIRE THAT THE ABUTTING PROPERTY OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE LANDSCAPING IN THE PORTION OF THE RIGHT-OF-WAY THAT ABUTS IT'S LOT. UNDER NO CIRCUMSTANCES SHALL THE CITY BEAR ANY MAINTENANCE RESPONSIBILITIES FOR LANDSCAPING STRIPS, PLANTER ISLANDS OR PLANTED MEDIANS.
- 5. NO STRUCTURES, INCLUDING ACCESSORY STRUCTURES, SHALL BE CONSTRUCTED WITHIN 15 FEET OF THE REAR PROPERTY LINE ABUTTING TRACT A. THE USE OF HAZARDOUS OR TOXIC SUBSTANCES, PESTICIDES, HERBICIDES, AND FERTILIZERS (EXCEPT FOR SLOW-RELEASE FERTILIZERS) ARE PROHIBITED IN THE REAR SETBACK AREA ADJACENT TO THE TRACT A WETLAND BUFFER. THIS APPLIES TO LOTS 1-8.

TRACT NOTES:

TRACT A IS A CRITICAL AREA TRACT AND IS HEREBY CONVEYED TO THE AVERY POINTE HOMEOWNERS ASSOCIATION UPON THE RECORDING OF THIS PLAT. SEE "RESTRICTIONS FOR NATIVE GROWTH PROTECTION EASEMENTS/CRITICAL AREA TRACTS AND BUFFERS". THE AVERY POINTE HOMEOWNERS ASSOCIATION WILL HAVE LONG-TERM MAINTENANCE RESPONSIBILITIES, CONSISTENT WITH THE "RESTRICTIONS FOR NATIVE GROWTH PROTECTION EASEMENTS" AND CONSISTENT WITH THE APPROVED MITIGATION PLAN. MAINTENANCE RESPONSIBILITIES INCLUDE REMOVAL OF GARBAGE, MAINTENANCE OF TRAIL AND FENCES, AND HAND-REMOVAL OF INVASIVE PLANT SPECIES SUCH AS HIMALAYAN BLACKBERRY, REED CANARY GRASS, ENGLISH IVY, THISTLE, CREEPING NIGHTSHADE, AND JAPANESE KNOTWEED. FURTHERMORE AN EASEMENT FOR A PUBLIC PEDESTRIAN TRAIL SHALL BE CONVEYED AND DEDICATED TO THE CITY OF ISSAQUAH OVER TRACT A AS SHOWN HEREIN. THE AVERY POINTE HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND UPKEEP OF THE TRAIL WITHIN TRACT A.

TRACT B IS FOR ACCESS AND UTILITIES AND IS HEREBY CONVEYED IN AN EQUAL AND UNDIVIDED INTEREST ALONG WITH THE MAINTENANCE RESPONSIBILITIES FOR THE DRIVING SURFACE TO THE OWNERS OF LOTS 14-17 UPON THE RECORDING OF THIS PLAT. TRACT B IS SUBJECT TO A WATER AND SEWER EASEMENT WITH ACCESS EASEMENT FOR SAMAMMISH PLATEAU WATER AND SEWER DISTRICT OVER IT'S ENTIRETY. SEE SPSWD EASEMENT PROVISIONS. FURTHERMORE AN EASEMENT FOR STORM DRAINAGE ACCESS SHALL BE CONVEYED TO THE CITY OF ISSAQUAH OVER TRACT B FOR ACCESS TO THE PUBLIC STORM DRAINAGE WITHIN LOT 14.

TRACT C IS FOR STORMWATER DETENTION AND IS HEREBY CONVEYED ALONG WITH ALL MAINTENANCE RESPONSIBILITIES FOR THE STORMWATER CONVEYANCE AND DETENTION FACILITIES WITHIN SAID TRACT TO THE CITY OF ISSAQUAH UPON THE RECORDING OF THIS PLAT. FURTHERMORE AN EASEMENT FOR PARK AND RECREATION IS HEREBY RESERVED FOR THE OWNERS OF THE LOTS WITHIN THIS PLAT, AND THE AVERY POINTE HOMEOWNERS ASSOCIATION. THE AVERY POINTE HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE PARK FACILITIES AND LANDSCAPING WITHIN TRACT C.

TRACTS D & E ARE FOR OPEN SPACE AND ARE HEREBY CONVEYED ALONG WITH ALL MAINTENANCE RESPONSIBILITIES THEREOF TO THE AVERY POINTE HOMEOWNERS ASSOCIATION UPON THE RECORDING OF THIS PLAT. LANDSCAPE MAINTENANCE WITHIN SAID TRACTS SHALL BE CONSISTENT WITH THE APPROVED LANDSCAPE PLAN. TREES SHALL NOT BE REMOVED WITHOUT APPROVAL BY THE CITY AND TREES SHALL BE REPLACED CONSISTENT WITH APPROVED LANDSCAPE PLAN.

TRACT F IS FOR ACCESS AND UTILITIES AND IS HEREBY CONVEYED IN AN EQUAL AND UNDIVIDED INTEREST ALONG WITH THE MAINTENANCE RESPONSIBILITIES FOR THE DRIVING SURFACE TO THE OWNERS OF LOTS 9-13 UPON THE RECORDING OF THIS PLAT. TRACT B IS SUBJECT TO A WATER AND SEWER EASEMENT WITH ACCESS EASEMENT FOR SAMAMMISH PLATEAU WATER AND SEWER DISTRICT OVER IT'S ENTIRETY. SEE SPSWD EASEMENT PROVISIONS.

RESTRICTIONS FOR NATIVE GROWTH PROTECTION EASEMENTS/CRITICAL AREA TRACTS AND BUFFERS

THE CRITICAL AREA TRACT CONVEYS TO THE PUBLIC A BENEFICIAL INTEREST IN THE LAND WITHIN THE SENSITIVE AREA TRACT. THIS INTEREST INCLUDES THE PRESERVATION OF NATIVE VEGETATION FOR ALL PURPOSES THAT BENEFIT THE PUBLIC HEALTH, SAFETY AND WELFARE, INCLUDING CONTROL OF SURFACE WATER AND EROSION, MAINTENANCE OF SLOPE STABILITY, AND PROTECTION OF PLANT AND ANIMAL HABITAT. THE CRITICAL AREA TRACT IMPOSES UPON ALL PRESENT AND FUTURE OWNERS AND OCCUPIERS OF THE LAND SUBJECT TO THE TRACT THE OBLIGATION, ENFORCEABLE ON BEHALF OF THE PUBLIC BY THE CITY OF ISSAQUAH, TO LEAVE UNDISTURBED ALL TREES AND OTHER VEGETATION WITHIN THE TRACT. THE VEGETATION WITHIN THE TRACT MAY NOT BE CUT, PRUNED, COVERED BY FILL, REMOVED OR DAMAGED WITHOUT APPROVAL IN WRITING FROM THE CITY OF ISSAQUAH OR ITS SUCCESSOR AGENCY, UNLESS OTHERWISE PROVIDED BY LAW. DEMONSTRATED HEALTH AND SAFETY CONCERNS SHALL BE CONSIDERED BY THE CITY WHEN PERMITTING THE CUTTING, PRUNING OR REMOVAL OF LIVING OR DEAD VEGETATION.

EASEMENT PROVISIONS

- 1. AN EASEMENT IS HEREBY GRANTED TO PUGET SOUND ENERGY, INC., CENTURYLINK, COMCAST, SAMMAMISH PLATEAU WATER AND SEWER DISTRICT, THE CITY OF ISSAQUAH, AND ALL OF THE OWNERS OF THE LOTS WITHIN THIS PLAT AND THE AVERY POINTE HOMEOWNERS ASSOCIATION, THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, UNDER AND UPON THE EXTERIOR 10 FEET PARALLEL WITH AND ADJOINING THE STREET FRONTAGE OF ALL LOTS AND TRACTS, TOGETHER WITH THE SOUTH 10 FEET OF LOTS 9-12, AND THE NORTH 10 FEET OF LOTS 15-17 IN WHICH TO INSTALL, LAY, CONSTRUCT, RENEW, OPERATE AND MAINTAIN UNDERGROUND CONDUITS, CABLE, PIPELINE, WIRES, SIGNS AND SIDEWALKS WITH THE NECESSARY FACILITIES AND OTHER EQUIPMENT FOR THE PURPOSE OF SERVICE TO THIS SUBDIVISION AND OTHER PROPERTY WITH WATER, SEWER, STORM DRAINAGE, ELECTRIC, TELEPHONE, GAS, AND CABLE TV SERVICE, TOGETHER WITH THE RIGHT TO ENTER UPON THE EASEMENTS AT ALL TIME FOR THE PURPOSES STATED. THE EASEMENTS ENTERED UPON FOR THESE PURPOSES SHALL BE RESTORED AS NEAR AS POSSIBLE TO THEIR ORIGINAL CONDITION BY THE UTILITY. NO LINES OR WIRES FOR TRANSMISSION OF ELECTRIC CURRENT OR FOR TELEPHONE USE OR CABLE TELEVISION SHALL BE PLACED OR PERMITTED TO BE PLACED UPON ANY LOT OR TRACT UNLESS THE SAME SHALL BE UNDERGROUND OR IN CONDUIT TO A BUILDING.
- 2. ANY LOT THAT INCLUDES OR IS ADJACENT TO A RETAINING WALL OR ROCKERY INSTALLED BY THE DEVELOPER THAT IS ADJACENT TO OR STRADDLES ONE OR MORE PROPERTY LINES SHALL BE SUBJECT TO A PERMANENT EASEMENT GRANTED TO THE LOT OWNER ON THE OTHER SIDE OF SUCH RETAINING WALL OR ROCKERY FOR PURPOSES OF MAINTAINING AND REPAIRING SUCH RETAINING WALL OR ROCKERY. REPAIR AND MAINTENANCE OF SUCH RETAINING WALL OR ROCKERY SHALL BE THE SHARED RESPONSIBILITY OF THE LOT OWNERS ON BOTH SIDES OF SUCH RETAINING WALL OR ROCKERY.
- 3. A 10-FOOT WIDE PUBLIC ACCESS EASEMENT IS HEREBY GRANTED TO THE CITY OF ISSAQUAH FOR THE PURPOSE OF A PEDESTRIAN TRAIL THROUGH TRACT A. THE TRAIL EASEMENT IN TRACT A SHALL BE LOCATED IN THE OUTER 25 FEET OF THE WETLAND BUFFER. SHEET X SHOWS THE CONCEPTUAL CENTERLINE OF THE PUBLIC TRAIL ACCESS EASEMENT. THE ALIGNMENT OF THE TRAIL WILL BE DETERMINED IN THE FIELD TO AVOID IMPACTS TO TREES AND VEGETATION. THE LOCATION OF SAID 10-FOOT WIDE EASEMENT SHALL BE CENTERED UPON THE TRAIL AS CONSTRUCTED.
- 4. A PUBLIC DRAINAGE EASEMENT IS HEREBY GRANTED TO THE CITY OF ISSAQUAH OVER THAT PORTION OF LOTS 9-14 AS SHOWN HEREIN. THE CITY OF ISSAQUAH SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE STORM DRAINAGE FACILITIES WITHIN SAID EASEMENT, WITH THE EXCEPTION THAT THE AVERY POINTE HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE STORM DRAINAGE LINE FROM TRACT B.

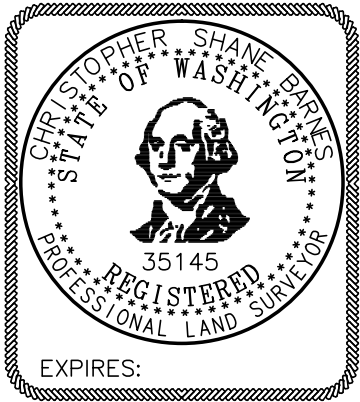
WATER AND SEWER EASEMENT PROVISIONS

AN EASEMENT IS HEREBY DEDICATED AND CONVEYED UPON THE RECORDING OF THIS PLAT TO THE SAMMAMISH PLATEAU WATER & SEWER DISTRICT OVER, UNDER, THROUGH AND UPON THE EASEMENTS SHOWN ON THIS PLAT DESCRIBED AS "PUBLIC SANITARY SEWER EASEMENT" OR "PUBLIC WATER EASEMENT" AND AS DESCRIBED BELOW

- 1. TRACTS B AND F.
- 2. THE EXTERIOR 10 FEET, PARALLEL WITH AND ADJOINING THE STREET FRONTAGE OF ALL LOTS AND TRACTS.
- 3. THE SOUTH 10 FEET OF LOTS 9-12 TOGETHER WITH THE SOUTH 20 FEET OF THE WEST 10 FEET OF LOT 13.
- 4. THE NORTH 10 FEET OF LOTS 15-17 TOGETHER WITH THE NORTH 32 FEET OF THE EAST 12 FEET OF LOT 14.

IN WHICH TO INSTALL, LAY, CONSTRUCT, MAINTAIN, INSPECT, REPLACE, REPAIR, REMOVE, RENEW, USE AND OPERATE WATER AND SEWER SYSTEMS AND APPURTENANCES FOR THIS SUBDIVISION AND OTHER PROPERTY, TOGETHER WITH THE RIGHT TO ENTER UPON THE EASEMENT AT ALL TIMES WITH ALL NECESSARY MAINTENANCE AND CONSTRUCTION EQUIPMENT FOR THE PURPOSES STATED. NO STRUCTURES SHALL BE CONSTRUCTED WITHIN THESE EASEMENTS. THE GRANTOR COVENANTS THAT NO STRUCTURES WITHIN THESE EASEMENTS, INCLUDING FENCES OR ROCKERIES, SHALL BE ERECTED OVER, UPON OR WITHIN, AND NO TREES, BUSHES OR OTHER SHRUBBERY SHALL BE PLANTED IN THE AREA OF GROUND FOR WHICH THE EASEMENT IN FAVOR OF SAMMAMISH PLATEAU WATER AND SEWER DISTRICT HAS BEEN APPROVED.

FOR EASEMENTS ACROSS THE ENTIRETY OF TRACTS B AND F PRIVATE ACCESS AND UTILITIES TRACTS. THE DISTRICT SHALL NOT BE RESPONSIBLE FOR ANY COSTS OF PAVEMENT REPLACEMENT OR REPAIR NECESSITATED BY DAMAGE INCURRED THROUGH THE NORMAL OPERATION OR MAINTENANCE OF THE WATER AND/OR SEWER FACILITIES, EXCEPT THAT IN THE EVENT THAT THE SURFACING IS REMOVED BY THE GRANTEE FOR ANY UNDERGROUND CONSTRUCTION, UNDERGROUND REPAIR OR REPLACEMENT OF THE WATER AND/OR SEWER LINES, THE SURFACING SHALL BE RESTORED AS NEARLY AS REASONABLY POSSIBLE TO ITS CONDITIONS PRIOR TO PLACEMENT OF THE WATER OR SEWER.



JOB NO. 14115
SHEET 2 OF 6



Mead Gilman & Assoc.
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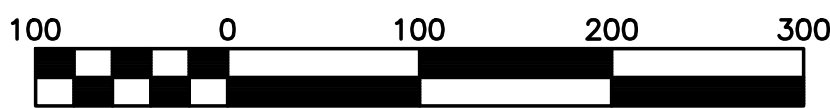
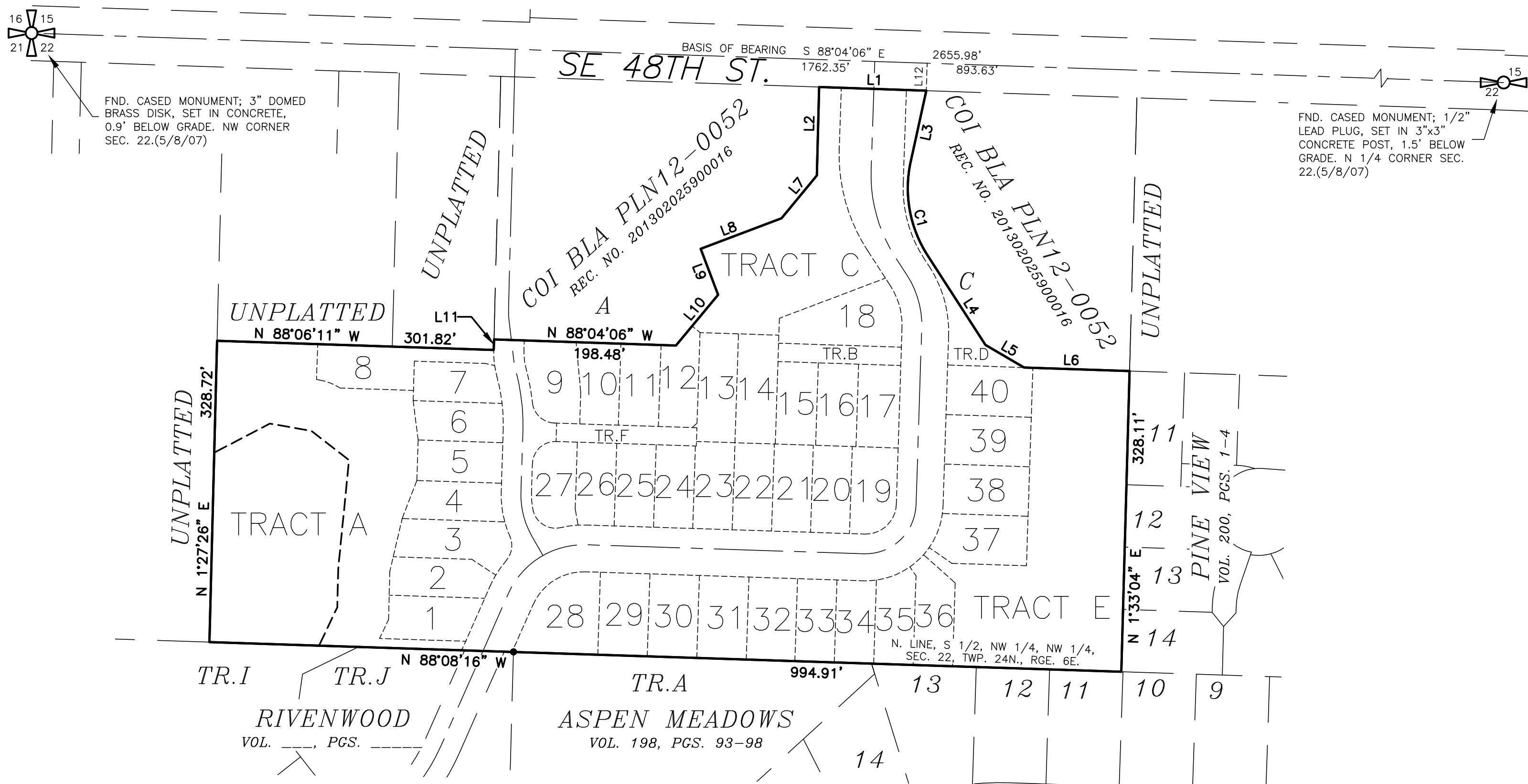
AVERY POINTE

(A.K.A. McBRIDE)

NE & NW 1/4, NW 1/4, SEC. 22, TWP. 24N., RGE. 6E.,
W.M.

CITY OF ISSAQUAH, KING COUNTY, WASHINGTON

VOL/Pg



Scale 1" = 100'

MERIDIAN

WASHINGTON STATE PLANE COORDINATE SYSTEM - NORTH ZONE (NAD 83/91)

EQUIPMENT & PROCEDURES

A 5" ELECTRONIC TOTAL STATION WAS USED FOR THIS FIELD TRAVERSE SURVEY.
ACCURACY MEETS OR EXCEEDS W.A.C. 332-130-090.

LEGEND

- FOUND REBAR AS NOTED IN CONTROL LEGEND.
- ⊕ FOUND MONUMENT AS NOTED IN CONTROL LEGEND.

REFERENCES

1. PLAT OF ASPEN MEADOWS AS RECORDED IN VOLUME 198 OF PLATS, AT PAGES 93 THROUGH 98, UNDER RECORDING NUMBER 20010322001027.
2. PLAT OF HIGHLAND TERRACES AS RECORDED IN VOLUME 232 OF PLATS, AT PAGES 69 THROUGH 72, UNDER RECORDING NUMBER 20060112003426.
3. PLAT OF OVERDALE PARK AS RECORDED IN VOLUME 60 OF PLATS, AT PAGE 82, UNDER RECORDING NUMBER 4934223.
4. PLAT OF OVERDALE PARK NO. 2 AS RECORDED IN VOLUME 60 OF PLATS, AT PAGE 83, UNDER RECORDING NUMBER 4934224.
5. PLAT OF OVERDALE PARK NO. 3 AS RECORDED IN VOLUME 60 OF PLATS AT PAGES 84 THROUGH 86, UNDER RECORDING NUMBER 4934225.
6. CITY OF ISSAQUAH BOUNDARY LINE ADJUSTMENT NO. PLN12-0005, AS RECORDED IN VOLUME X OF SURVEYS AT PAGES XX & XX, UNDER RECORDING NUMBER

TAG TABLE			
TAG #	LENGTH	DIRECTION/DELTA	RADIUS
C1	106.82	45°20'03"	135.00
L1	116.78	N 88°04'06" W	
L2	96.45	N 01°29'18" E	
L3	79.25	N 12°24'57" E	
L4	116.17	N 32°55'06" W	
L5	48.76	N 59°39'26" W	
L6	115.00	N 88°06'11" W	
L7	60.55	N 39°38'55" E	
L8	94.23	N 69°16'13" E	
L9	53.58	N 20°43'47" W	
L10	71.99	N 39°38'55" E	
L11	11.47	N 01°29'18" E	
L12	30.00	N 01°55'54" E	



Mead Gilman & Assoc.

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JOB NO. 14115
SHEET 3 OF 6

CITY FILE NO. PLNXX-XXXXX

VOL/Pg

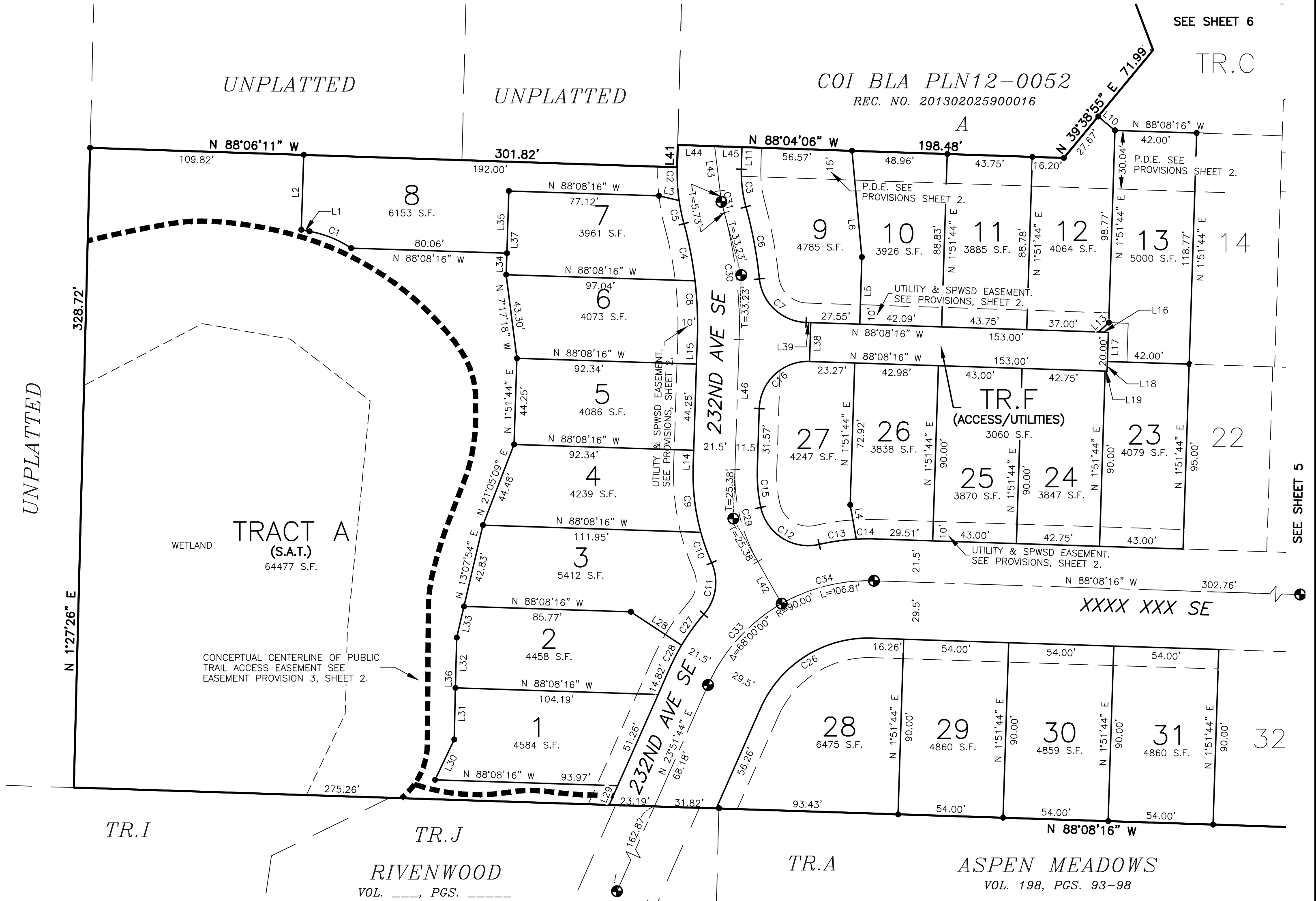
AVERY POINTE

(A.K.A. McBRIDE)

NE & NW 1/4, NW 1/4, SEC. 22, TWP. 24N., RGE. 6E.,
W.M.

CITY OF ISSAQUAH, KING COUNTY, WASHINGTON

VOL/PG



MERIDIAN

WASHINGTON STATE PLANE COORDINATE SYSTEM - NORTH ZONE (NAD 83/91)

EQUIPMENT & PROCEDURES

A 5" ELECTRONIC TOTAL STATION WAS USED FOR THIS FIELD TRAVERSE SURVEY. ACCURACY MEETS OR EXCEEDS W.A.C. 332-130-090.

LEGEND

- SET 1/2" X 24" REBAR WITH 1-3/4" PLASTIC CAP STAMPED "MEAD GILMAN & ASSOCIATES 32434/35145" (EXCEPT AS OTHERWISE NOTED).
- SET 4" X 4" CONCRETE MONUMENT WITH 1-1/2" DIAMETER BRASS DISC STAMPED "35145" WITH 'X' IN A CASE.
- SPWSD SAMMAMISH PLATEAU WATER AND SEWER DISTRICT
- P.D.E. PUBLIC DRAINAGE EASEMENT
- S.A.T. SENSITIVE AREA TRACT

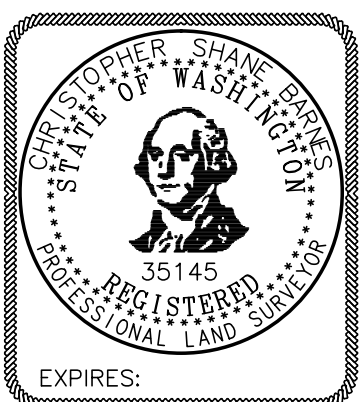
NOTES

ALL FRONT PROPERTY CORNERS HAVE BEEN REFERENCED BY A LEAD PLUG AND TACK, WITH AN LS WASHER STAMPED 35145 SET AT THE EXTENSION OF THE PROPERTY LINE TO THE TOP OF CURB. SEE TABLE ON SHEET 4 FOR OFFSET DISTANCES FROM PLUG TO FRONT CORNER.

TAG TABLE			
TAG #	LENGTH	DIRECTION/DELTA	RADIUS
C2	17.09	9°47'30"	100.00
C3	19.52	16°41'19"	67.00
C4	29.93	8°34'22"	200.00
C5	12.19	6°59'04"	100.00
C6	37.68	9°15'57"	233.00
C7	35.87	82°12'12"	25.00
C8	29.63	8°29'22"	200.00
C9	33.40	17°09'41"	111.50
C10	16.63	8°32'42"	111.50
C11	28.19	64°36'23"	25.00
C12	39.63	90°49'29"	25.00
C13	19.27	9°54'09"	111.50
C14	9.75	5°00'40"	111.50
C15	19.30	14°05'20"	78.50
C16	39.27	90°00'00"	25.00
C26	71.80	68°00'00"	60.50
C27	19.64	10°05'26"	111.50
C28	13.25	6°48'34"	111.50

TAG TABLE			
TAG #	LENGTH	DIRECTION/DELTA	RADIUS
C29	49.47	31°29'35"	90.00
C30	65.96	17°03'45"	221.50
C31	11.43	8°20'39"	78.50
C33	57.34	36°30'25"	90.00
C34	49.47	31°29'35"	90.00
L3	10.64	N 77°17'55" W	
L4	17.90	N 10°10'18" W	
L5	34.53	N 01°51'44" E	
L6	54.80	N 05°20'38" W	
L11	11.37	N 01°29'18" E	
L13	7.07	N 46°51'44" E	
L14	9.10	N 01°51'44" E	
L15	13.22	N 01°51'44" E	
L16	5.00	N 88°08'16" W	
L17	15.00	N 01°51'44" E	
L18	5.00	N 01°51'44" E	
L19	1.00	N 88°08'16" W	
L28	31.22	N 56°40'25" W	

TAG TABLE			
TAG #	LENGTH	DIRECTION/DELTA	RADIUS
L29	10.79	N 23°51'44" E	
L30	22.91	N 25°30'29" E	
L31	26.54	N 01°25'36" E	
L32	25.84	N 01°25'36" E	
L33	16.47	N 13°07'54" E	
L34	11.06	N 01°51'44" E	
L35	31.94	N 01°51'44" E	
L36	52.38	N 01°25'36" E	
L37	43.00	N 01°51'44" E	
L38	20.00	N 01°51'44" E	
L39	2.39	N 88°08'16" W	
L41	11.47	N 01°29'18" E	
L42	24.82	N 29°37'51" W	
L43	23.12	N 06°51'21" W	
L44	18.98	N 88°04'06" W	
L45	14.02	N 88°04'06" W	
L46	66.57	N 01°51'44" E	



CITY FILE NO. PLNXX-XXXXX

JOB NO. 14115
SHEET 4 OF 6



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VOL/PG

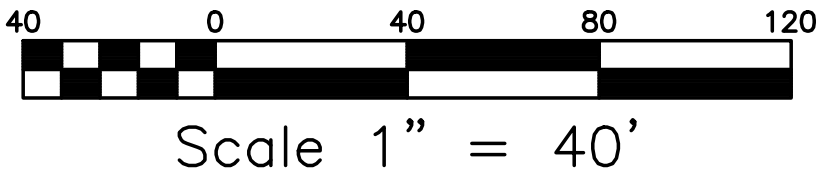
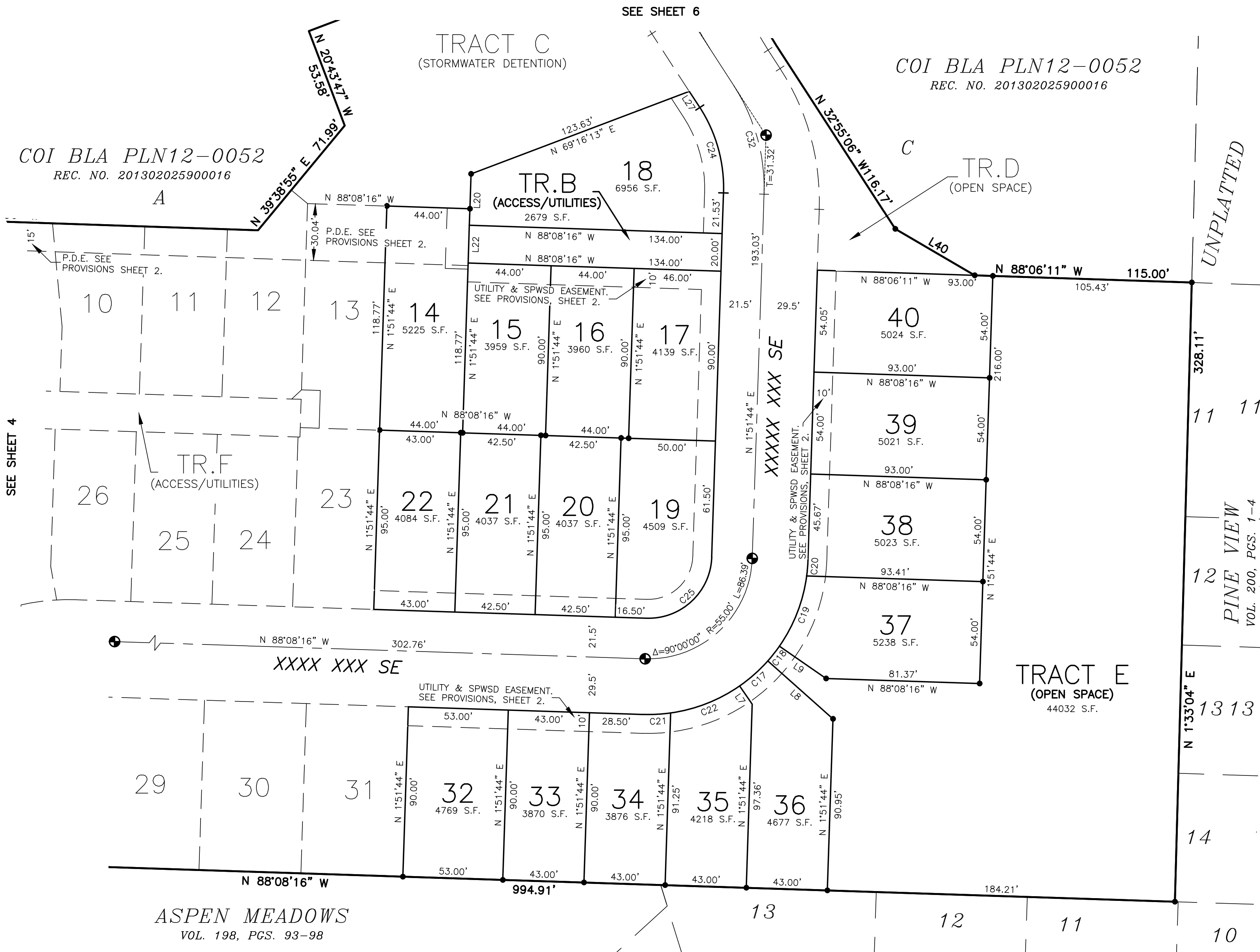
AVERY POINTE

(A.K.A. McBRIDE)

NE & NW 1/4, NW 1/4, SEC. 22, TWP. 24N., RGE. 6E.,
W.M.

CITY OF ISSAQUAH, KING COUNTY, WASHINGTON

VOL/Pg



MERIDIAN

WASHINGTON STATE PLANE COORDINATE SYSTEM - NORTH ZONE (NAD 83/91)

EQUIPMENT & PROCEDURES

A 5" ELECTRONIC TOTAL STATION WAS USED FOR THIS FIELD TRAVERSE SURVEY. ACCURACY MEETS OR EXCEEDS W.A.C. 332-130-090.

LEGEND

- SET 1/2" X 24" REBAR WITH 1-3/4" PLASTIC CAP STAMPED "MEAD GILMAN & ASSOCIATES 32434/35145" (EXCEPT AS OTHERWISE NOTED).

- SET 4" X 4" CONCRETE MONUMENT WITH 1-1/2" DIAMETER BRASS DISC STAMPED "35145" WITH 'X' IN A CASE.

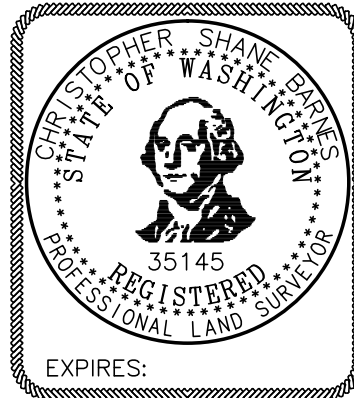
SPWSD SAMMAMISH PLATEAU WATER AND SEWER DISTRICT

P.D.E. PUBLIC DRAINAGE EASEMENT

NOTES

ALL FRONT PROPERTY CORNERS HAVE BEEN REFERENCED BY A LEAD PLUG AND TACK, WITH AN LS WASHER STAMPED 35145 SET AT THE EXTENSION OF THE PROPERTY LINE TO THE TOP OF CURB. SEE TABLE ON SHEET 4 FOR OFFSET DISTANCES FROM PLUG TO FRONT CORNER.

TAG TABLE			
TAG #	LENGTH	DIRECTION/DELTA	RADIUS
C17	20.00	13°33'40"	84.50
C18	10.00	6°46'50"	84.50
C19	40.26	27°18'04"	84.50
C20	8.34	5°39'23"	84.50
C21	14.57	9°52'51"	84.50
C22	39.55	26°49'11"	84.50
C24	47.65	34°46'50"	78.50
C25	52.62	90°00'00"	33.50
C32	60.70	34°46'50"	100.00
L7	11.71	N 34°50'18" W	
L8	46.19	N 48°23'58" W	
L9	30.07	N 55°10'48" W	
L20	27.22	N 01°51'44" E	
L22	20.00	N 01°51'44" E	
L27	10.23	N 32°55'06" W	
L40	48.76	N 59°39'26" W	



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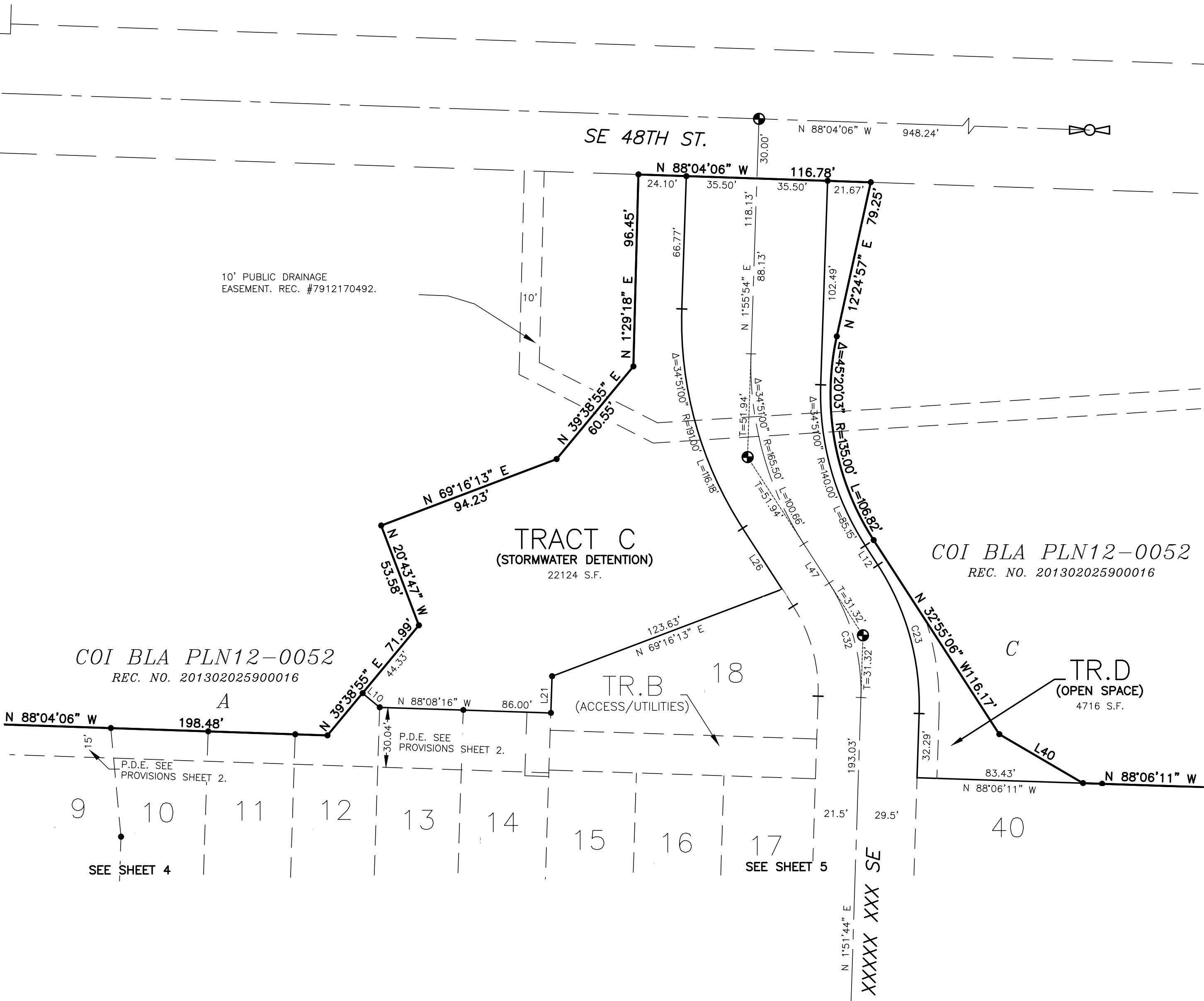
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AVERY POINTE

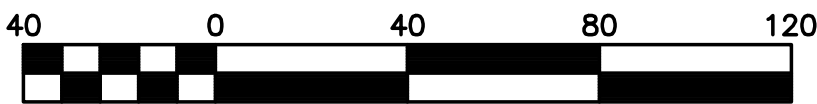
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W.M.

CITY OF ISSAQUAH, KING COUNTY, WASHINGTON



TAG TABLE			
TAG #	LENGTH	DIRECTION/DELTA	RADIUS
C23	78.61	34°46'50"	129.50
C32	60.70	34°46'50"	100.00
L12	11.70	N 32°55'06" W	
L21	18.45	N 01°51'44" E	
L26	36.45	N 32°55'06" W	
L40	48.76	N 59°39'26" W	
L47	23.44	N 32°55'06" W	



Scale 1" = 40'

MERIDIAN

WASHINGTON STATE PLANE COORDINATE SYSTEM - NORTH ZONE (NAD 83/91)

EQUIPMENT & PROCEDURES

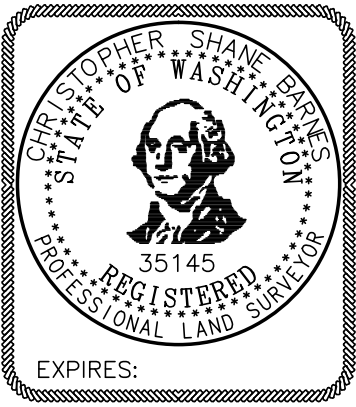
A 5" ELECTRONIC TOTAL STATION WAS USED FOR THIS FIELD TRAVERSE SURVEY. ACCURACY MEETS OR EXCEEDS W.A.C. 332-130-090.

NOTES

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JOB NO. 14115
SHEET 6 OF 6



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